

April 9, 2002

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**FIRE DEPARTMENT--OPTION TO PURCHASE REAL PROPERTY
LOCATED ON SOUTHEAST CORNER OF LAKE MANOR DRIVE AND
LAKE VIEW TERRACE, LOS ANGELES (CHATSWORTH)
(FIFTH) (3 VOTES)**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Ratify the previous publication of the attached Notice of Intention to Exercise an Option to Purchase and make a finding that the property described in said notice is needed for future public benefit.
2. Consider the Negative Declaration together with any comments received during the public review process and find that this project will not have a significant affect on the environment. Find that the Negative Declaration reflects the independent judgment of the County, and approve the Negative Declaration. Find that the purchase of the subject property will have no adverse impact on wildlife resources and authorize the Chief Administrative Office (CAO) to complete and file a Certificate of Fee Exemption for this project.
3. Exercise the option to purchase the property for \$30,500 plus closing and title policy fees of approximately \$2,500, thereby consummating the purchase.

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4. Authorize the CAO to open an escrow and sign the escrow instructions and other related documents effectuating the transaction.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended action is to exercise the County's option to purchase the vacant lot on the southeast corner of Lake Manor Drive and Lakeview Terrace, within the Chatsworth District of unincorporated territory of Los Angeles County, for \$30,500 plus closing costs. The proposed exercise of the purchase option will provide the necessary parking and access for the adjacent Fire Station 75, located at 23310 Lake Manor Drive. That property was leased for approximately 35 years and subsequently purchased in 2001.

The lease covering the subject property contains an option to purchase the premises at any time prior to June 14, 2002, for its fair market value, which has been appraised at \$30,500 by an independent appraiser. Staff has reviewed the appraisal and concurs with the estimate of value.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs that we invest in public infrastructure, in order to strengthen the County's fiscal capacity. The exercise of the subject purchase option supports this strategy by complying with the Strategic Asset Management Principles (Goal 4, Strategy 2, Objective 2). In this case, we are purchasing property for long-term occupancy.

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FISCAL IMPACT/FINANCING

Funding is available in the Fire Department Accumulated Capital Outlay Fund Budget for 2001-02 for the purchase price and the County's share of related closing costs totaling approximately \$33,000.

The current annual rent of \$1,800 will terminate.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The property consists of 2,125 square feet of land (approximately .05 acre) that was leased to provide parking and access for the adjacent Fire Station 75 which was purchased by the Fire Department in 2001. Minor improvements including concrete paving, gravel surfacing, chain link fencing, and landscaping have been made by the County.

The lease contains an option to purchase the property at fair market value at any time during the lease term prior to June 14, 2002. The term of this lease will expire on December 14, 2002.

An appraisal prepared by an independent appraiser has determined that the property has a current fair market value of \$30,500. The property is zoned R3Lc (Residential) with a highest and best use for residential purposes. Pursuant to Section 65402 of the Government Code, the County Regional Planning Department reviewed the proposed acquisition and found it to be consistent with the County's General Plan.

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In order to exercise the option to purchase the subject property, the County must publish a "Notice of Intention to Exercise an Option to Purchase" (attached) in accordance with the provisions of Government Code Section 25350. Following publication of the notice, which has been completed, the purchase option must be exercised by your Board prior to June 14, 2002, thereby consummating the purchase.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The acquisition of this property will facilitate the continued provision of fire protection services to the Chatsworth area.

LEGAL/ENVIRONMENTAL DOCUMENTATION

The CAO has made an initial study of environmental factors and has concluded that the exercise of the option to purchase would have no significant impact on the environment. Accordingly, a Negative Declaration has been prepared and a notice posted on the premises as required by the California Environmental Quality Act (CEQA) and the California Administrative Code, Section 15072. Copies of the completed Initial Study, the resulting Negative Declaration, and the Notice of Preparation of Negative Declaration as posted are attached. A fee must be paid to the State Department of Fish and Game when certain notices required by CEQA are filed with the County Clerk. The County is exempt from paying this fee when your Board finds that the project will have no significant impact on wildlife resources. This project is located on previously developed and urbanized land, and the Initial Study incorporated in the Negative Declaration concluded there will be no adverse effect on wildlife resources.

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CONCLUSION

It is requested that the Executive Officer, Board of Supervisors, return two certified copies of the Minute Order and the adopted, stamped Board letter to the CAO, Real Estate Division, at 222 South Hill Street, 4th Floor, Los Angeles, California 90012, for further processing.

Respectfully submitted,

DAVID E. JANSSEN
Chief Administrative Officer

DEJ:SNY
CWW:jf

Attachments (2)
c: County Counsel
Auditor-Controller
Fire Department

Chatsworth_Board Letter

**NOTICE OF INTENTION OF THE COUNTY OF LOS ANGELES TO
EXERCISE AN OPTION TO PURCHASE REAL PROPERTY LOCATED ON THE
SOUTHEAST CORNER OF LAKE MANOR DRIVE AND LAKE VIEW TERRACE
IN THE CHATSWORTH DISTRICT OF UNINCORPORATED TERRITORY OF
LOS ANGELES COUNTY**

NOTICE IS HEREBY GIVEN that it is the intention of the County of Los Angeles to exercise an option to purchase improved property for the sum of THIRTY THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$30,500.00) from Nicholas C. Campanelli and Clareen Campanelli Mitchell, the owners of said real property, said property being situated in the County of Los Angeles, State of California, more particularly described as approximately 2,125 net square feet of ground space on the southeasterly corner of Lake Manor Drive and Lake View Terrace in the Chatsworth area of Los Angeles County and legally described as follows:

The westerly 35 feet of Lot 6, Block 22, Chatsworth Lake Manor, in the unincorporated territory of the County of Los Angeles, State of California, as shown on map filed in Book 23, page 37, of Record of Surveys, in the office of the Recorder of the County of Los Angeles.

SUBJECT TO:

1. All delinquent taxes, penalties and costs which were, or are, a lien against said property, and the prorated share of the unpaid current taxes which are a lien against said property prorated for the fiscal year for which the same are, or will be due and payable, prorated to the date of the close of escrow, shall be paid in escrow from Seller's fund to the Tax Collector of Los Angeles County.
2. Such other conditions, restrictions, reservations, rights and rights of way of record, if any.

All escrow charges shall be paid by the County of Los Angeles. In addition, County shall furnish at its own cost a policy of title insurance insuring the record title of said property in the amount of THIRTY THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$30,500.00) to be vested in the County of Los Angeles, a body corporate and politic, free and clear of all encumbrances except those herein set forth.

NOTICE IS HEREBY GIVEN that the purchase of the property will be considered for consummation by the Board of Supervisors of the County of Los Angeles, on the 9th day of April, 2002, at 9:30 A.M., in the Hearing Room of the Board of Supervisors, Room 381, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, CA 90012. No obligation will arise against the County and in favor of the Seller with respect to the purchase of the property described herein until the Board of Supervisors approves the purchase on the named consummation date.

Violet Varona-Lukens
Executive Officer
of the Board of Supervisors
of the County of Los Angeles

**COUNTY OF LOS ANGELES
CHIEF ADMINISTRATIVE OFFICE**

NEGATIVE DECLARATION

I. Location and Description of the Project

The proposed project is for the County of Los Angeles to purchase vacant property located on the southeast corner of Lake Manor Drive and Lake View Terrace in the Chatsworth District of unincorporated territory of Los Angeles County, for parking and ingress/egress purposes, and for other governmental purposes. The property, located in the Fifth Supervisorial District approximately 27 miles from the Los Angeles Civic Center, includes 2,125 net square feet of unimproved land currently used for off-street parking spaces and access to the adjacent property. There will be no expansion of the premises for this project.

II. Finding of No Significant Effect

Based on the attached initial study, it has been determined that the project will not have a significant effect on the environment.

III. Mitigation Measures

Mitigation measures for this project are discussed in Section V of the attached initial study.

INITIAL STUDY

I. Location and Description of Project

The subject property is located on the southeast corner of Lake Manor Drive and Lake View Terrace in the Chatsworth District of unincorporated territory of Los Angeles County, located in the Fifth Supervisorial District approximately 27 miles northwest of the Los Angeles Civic Center and two miles south of the Ronald Reagan (118) freeway. (See attached map.)

The land to be purchased is privately owned and has been leased by the County for parking purposes for approximately 35 years. The site provides off-street parking and an access driveway for use in conjunction with the adjacent fire station.

This project consists of exercising an option to purchase a vacant lot that has been leased/occupied by the County for 35 years and which will continue to be used by the Fire Department. It is anticipated that an average of three employees will be accessing the premises with the maximum employee occupancy anticipated to be five per day. The property will not be used by the public. No expansion of existing premises will occur for this project and no alterations will be performed for this project.

II. Compatibility with General Plan

This project site is identified as residential in the County Regional Planning Department's General Plan.

III. Environmental Setting

The project site is located in an area of residential facilities. The site includes approximately 2,125 net square feet of undeveloped property. The site is bordered by streets on two sides.

IV. Identification of Environmental Effects

- A. The impact of the proposed project on existing land forms will be negligible as no reshaping of the soil nor excavation nor foundations, utility lines, sewer lines or water lines will be necessary.
- B. The project will not conflict with adopted environmental plans and goals of the County of Los Angeles.

- C. The project will not have a substantial demonstrable negative aesthetic effect on the proposed site. The existing facility will continue to be maintained by the County as previously maintained under the lease arrangement.
- D. No rare or endangered species of animal or plant or the habitat of the species will be affected by the project, nor will it interfere substantially with the movement of any resident fish or wildlife species or migratory fish or wildlife species.
- E. The project will not breach published national, state or local standards relating to solid waste or litter control.
- F. The County's use will not substantially degrade water quality, contaminate water supply, substantially degrade or deplete ground water resources, or interfere substantially with ground water recharge.
- G. There are no known archeological sites existing at the project site.
- H. The proposed project will not induce substantial growth or concentration of population.
- I. The project will not cause a substantial increase to existing traffic, nor will it affect the carrying capacity of the present street system. This is a continued use of vacant land for parking and ingress/egress purposes under a different ownership.
- J. The project will not displace any persons from the site.
- K. The project will not substantially increase the ambient noise levels to adjoining areas. Noise generated by the proposed County use does not exceed that previously experienced in the area when occupied under a lease arrangement.
- L. The proposed purchase will not cause flooding, erosion or siltation.
- M. The project will not expose people or structures to major geologic hazards.
- N. The project will not expand a sewer trunk line. All necessary utilities are available currently to the facility.
- O. No increased energy consumption is anticipated by the County's continued use of the premises.
- P. The project will not disrupt or divide the physical arrangement of established community; nor will it conflict with established recreational, educational, religious or scientific uses of the area.

Q. No public health or safety hazard or potential public health or safety hazard will be created by this project.

R. The project will not violate any ambient air quality standard, contribute substantially to an existing or projected air quality violation, or expose sensitive receptors to substantial pollutant concentrations.

V. Discussions of Ways to Mitigate Significant Effects

The proposed project is not expected to create any significant effects on the environment. To mitigate any effects upon the surrounding community the following measures will be implemented:

None required.

VI. Initial Study Preparation

This study was prepared by the Los Angeles County Chief Administrative Office, Real Estate Division, Departmental Contact: Clemmie Booker. This study was completed on February 6, 2001.

NEGATIVE DECLARATION

Department Name: Fire Department
Project: Purchase of leased property

Pursuant to Section 15072, California Environmental Quality Act and California Administrative Code Title 14, Division 6

1. Description of Project County to exercise its option to purchase leased property
2.
 - a. Location of Project (plot plan attached): Southeast corner of Lake Manor Drive and Lake View Terrace in the Chatsworth District of unincorporated territory of Los Angeles County
 - b. Name of Project Proponent

County of Los Angeles
Chief Administrative Office, Real Estate Division
222 S. Hill Street, 4th Floor
Los Angeles, CA 90020

3. Finding for Negative Declaration

It has been determined that this project will not have a significant effect on the environment based on information shown in the attached Environmental Information Form dated February 6, 2001, which constitutes the Initial Study of this project.

4. Initial Study

An Initial Study leading to this Negative Declaration has been prepared by the Chief Administrative Office, Real Estate Division, and is attached hereto.

5. Mitigation Measures Included in Project

None required.

<u>Date</u>	<u>Real Property Agent</u>	<u>Telephone</u>
February 6, 2001	Clemmie Booker	(213) 974-4340

DATE POSTED - 2/16/01

NOTICE OF PREPARATION OF NEGATIVE DECLARATION

This notice is provided as required by the California Environmental quality Act and California Administrative Code Title 14 Division 6, Section 15072 (a) (2) B.

A Negative Declaration has been prepared for this site based on an Initial Study which consists of completion and signing of an Environmental Information Form showing background information as follows:

1. Name of Proponent - County of Los Angeles
 Chief Administrative Office
2. Address/Phone No. - 222 South Hill Street, 4th Floor
 Los Angeles, California 90020

 Agent Telephone
 Clemmie Booker (213) 974-4340
3. Date Information Form Submitted - February 5, 2001
4. Agency Requiring Information Form - Los Angeles County
 Chief Administrative Office
5. Name of Proposal, if Applicable - Purchase of Leased Property
6. Address of Facility Involved - Southeast corner of Lake Manor Drive and Lake
 View Terrace in the Chatsworth District of unincorporated territory of Los
 Angeles County

Interested parties may obtain a copy of the Negative Declaration and the completed Environmental Information Form/Initial Study by contacting the Real Property Agent indicated under 2. above and referring to the proposal by name or to the facility by address.

Si necesita informacion en espanol, por favor de comunicarse con el agente designado, para asistencia en obtener una traduccion.

(ChatsNegDec)